

BIGFORK LAND USE ADVISORY COMMITTEE

Agenda Thursday, April 29, 2021

Masks are Required

- I Call to Order
- II Adoption of Agenda
- III Review and approval of draft minutes dated March 25, 2021
- IV Administrator's report and announcements:
 - A. Sign-in sheet with e-mail address. Approved minutes and documents are posted on the County website: flathead.mt.gov/planning_zoning Click on: [meeting information](#)
- V Public Comment:
- VI Applications:

FZC-21-02 A request by Gregory & Adria Strable for an after-the-fact variance to Section 3.11.040(3)(A) of the Flathead County Zoning Regulations (FCZR), to encroach in the rear setback for the single-family dwelling and the retaining wall as it is over three feet in height and must meet the 'Detached Accessory Structures' rear setbacks. The property is located at 1332 Bigfork Stage, Bigfork, MT within the Bigfork Zoning District. The property is zoned *R-2 (One-Family Limited Residential)* and the total acreage involved in the request is approximately 0.692 acre that can legally be described as Lot 35 of Peaceful Acres in Section 24, Township 27 North, Range 20 West, P.M.M., Flathead County, Montana.

FCU-21-03 A request from Eagle Bend Golf Club, LLC for a conditional use permit for an extension of an administrative conditional use permit (FACU-20-05) for properties located at 279 Eagle Bend Drive and adjoining golf course near Bigfork, MT within the Bigfork Zoning District. The applicant is requesting the permit to allow for the continued use of two double wide mobile trailers used for a pro-shop/golfer check-in and for administrative offices, mobile restroom trailer, mobile kitchen and bar trailer(s), two small mobile trailers for dry and refrigerated storage, and a large canopy tent used as a dining area as a temporary-use/buildings. The property is zoned *RC-1 (Residential Cluster)* and can legally be described as Lot 0T3 Eagle Bend G and Tract E Eagle Bend 18 in Section 26, Township 27 North, Range 20 West, P.M.M., Flathead County, Montana.

FCU-21-04 A request from Adam Britt for a conditional use permit for 'dwellings, cluster (attached or detached when greater than 4 dwelling units/buildings)' and

‘Tourist accommodation units’ on property located within the Bigfork Zoning District. The property is located at 615 Holt Drive, Bigfork MT and is zoned RC-1 (Residential Cluster) and contains approximately 1.7 acres. The property can legally be described as The Northerly 300 feet of Lot 1 of Harbor Village at Eagle Bend Phase 6 Subdivision, according to the map or plat thereof on file and of record in the office of the Clerk and Recorder of Flathead County, Montana, and a portion of the abandoned roadway in Section 26, Township 27 North, Range 20 West, Tract 4B in the Southeast Quarter Southwest Quarter, Section 26, Township 27 North, Range 20 West, P.M.M., Flathead County, Montana.

VI Old Business:

Bigfork Steering Committee website conversion to Bigfork.org

Short-Term Rentals in the Bigfork Zoning District

of Short-Term rentals

of Complaints and compliance with regulation

VII New Business:

New location of Bigfork Fire Dept on Hwy 35

VIII Adjourn

Information and documents pertaining to the above requests are on file in the Flathead County Planning & Zoning Office, 40 11th Street West, Ste 220, Kalispell, MT 59901, and may be reviewed during regular office hours, or you may call (406) 751-8200 for more information. Some documents may be posted and found at https://flathead.mt.gov/planning_zoning/planningboard.php. These items are posted as they become available.

Persons with a disability may request a reasonable accommodation by contacting Elaine Nelson Commissioner's Office at 758-5501 or TTY, 1-800-335-7592, or call Montana Relay at 711. Requests should be made as early as possible to allow time to arrange the accommodation.